048.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	633,100 / 633,100
					USE VALUE:	633,100 / 633,100
					ASSESSED:	633,100 / 633,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
174		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC NUTT SALLY/DONNA
Owner 2:	MC NUTT RUSSELL
Owner 3:	
Street 1:	174 MEDFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC NUTT SALLY/DONNA -
Owner 2:	MC NUTT RUSSELL -
Street 1:	174 MEDFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .099 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Wood Shingle Exterior and 1640 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4320.000	234,000	3,400	395,700	633,100
Total Card	0.099	234,000	3,400	395,700	633,100
Total Parcel	0.099	234,000	3,400	395,700	633,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.04 | /Parcel: 386.04

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	34386
GIS Ref	
GIS Ref	
Insp Date	12/04/18

!4098!

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	234,000	3400	4,320.	395,700	633,100		Year end	12/23/2021
2021	101	FV	226,800	3400	4,320.	395,700	625,900		Year End Roll	12/10/2020
2020	101	FV	226,800	3400	4,320.	395,700	625,900	625,900	Year End Roll	12/18/2019
2019	101	FV	191,900	3400	4,320.	420,400	615,700	615,700	Year End Roll	1/3/2019
2018	101	FV	191,900	3400	4,320.	306,700	502,000	502,000	Year End Roll	12/20/2017
2017	101	FV	191,900	3400	4,320.	267,100	462,400	462,400	Year End Roll	1/3/2017
2016	101	FV	191,900	3400	4,320.	227,500	422,800	422,800	Year End	1/4/2016
2015	101	FV	187,100	3400	4,320.	222,600	413,100	413,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:02:35

LAST REV

Date	Time
05/14/19	15:00:08
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4098

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	654-166		1/1/1901	Family		No	No		RUSSELL O MCNUTT D.O.D. 5/27/1998 BK 654 PG 1

USER DEFINED

Prior Id # 1:	34386
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2016	424	Re-Roof	7,000					reroof
4/2/2008	306	Re-Roof	16,000			G9	GR FY09	new gutters
5/22/2001	323	New Wind	6,200	C				20 REPLACEMENT WIN

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
5/6/2009	Measured	189	PATRIOT
3/8/2000	Meas/Inspect	197	PATRIOT
8/18/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4320		Sq. Ft.	Site		0	80.	1.14	1			Med. Tr	-10					395,711						395,700	

Total AC/HA:	0.09917	Total SF/SM:	4320	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	395,711	Spl Credit		Total:	395,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339151
Depreciation:	105137
Depreciated Total:	234014

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

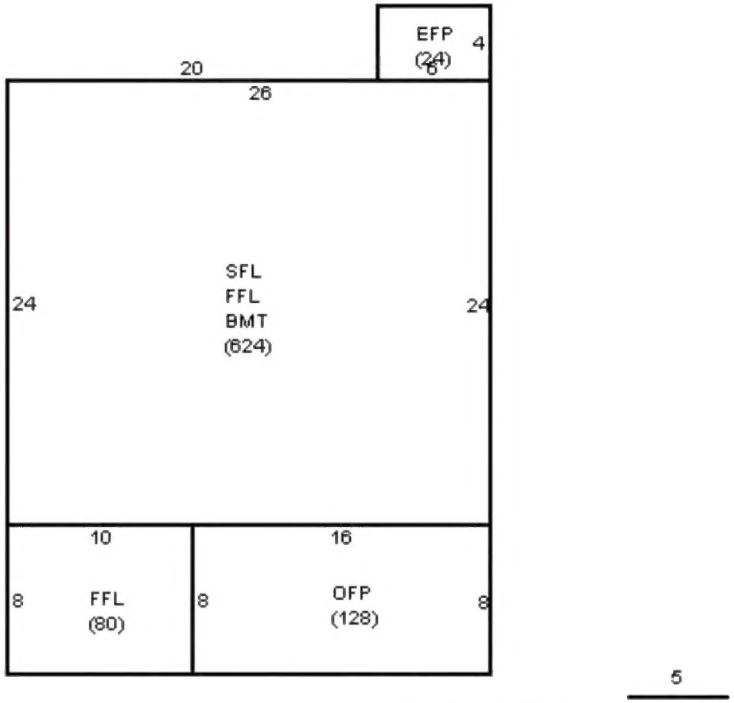
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	111.22
Final Total:	234000	Val/Su SzAd	176.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	704	175.480	123,540
BMT	Basement	624	61.070	38,106
SFL	Second Floor	624	175.480	109,501
OFP	Open Porch	128	29.390	3,762
EFP	Enclos Porch	24	72.590	1,742

Net Sketched Area:	2,104			Total:	276,651
Size Ad	1328	Gross Area	2104	FinArea	1640

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 048.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1922	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400